

MEETING RECORD

NAME OF GROUP: PLANNING COMMISSION

DATE, TIME AND PLACE OF MEETING: Wednesday, August 3, 2005, 1:00 p.m., City Council Chambers, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Jon Carlson, Gene Carroll, Dick Esseks, Gerry Krieser, Roger Larson, Melinda Pearson, Lynn Sunderman, Mary Bills-Strand and Tommy Taylor; Marvin Krout, Ray Hill, Brian Will, Greg Czaplewski, Jean Walker and Teresa McKinstry of the Planning Department; media and other interested citizens.

STATED PURPOSE OF MEETING: Regular Planning Commission Meeting

Chair Mary Bills-Strand called the meeting to order and requested a motion approving the minutes for the regular meeting held July 20, 2005. Motion for approval made by Taylor, seconded by Carroll and carried 8-0: Carlson, Carroll, Esseks, Larson, Pearson, Sunderman, Bills-Strand and Taylor voting 'yes'; Krieser abstaining.

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

August 3, 2005

Members present: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Bills-Strand, Sunderman and Taylor.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 05051, CHANGE OF ZONE NO. 05049, USE PERMIT NO. 97A, USE PERMIT NO. 154A, SPECIAL PERMIT NO. 277-I, SPECIAL PERMIT NO. 05035, PRE-EXISTING SPECIAL PERMIT NO. 28A and STREET AND ALLEY VACATION NO. 05007.**

Item No. 1.6a, Pre-Existing Special Permit No. 28A, and Item No. 1.6b, Street and Alley Vacation No. 05007, were removed from the Consent Agenda and scheduled for separate public hearing.

Ex Parte Communications: None.

Larson moved to approve the remaining Consent Agenda, seconded by Taylor and carried 9-0: Carlson, Carroll, Esseks, Krieser, Larson, Pearson, Bills-Strand, Sunderman and Taylor voting 'yes'.

Note: This is final action on Special Permit No. 277-I and Special Permit No. 05035, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.

PRE-EXISTING SPECIAL PERMIT NO. 28A
and
STREET & ALLEY VACATION NO. 05007
TO EXPAND AND ADD PROPERTY TO THE
UNION COLLEGE CAMPUS,
ON PROPERTY GENERALLY LOCATED
AT SOUTH 48TH STREET AND STOCKWELL STREET.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 3, 2005

Members present: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand.

Staff recommendation: Conditional approval of the amendment to Pre-Existing Use Permit No. 28, and a finding of conformance with the Comprehensive Plan on the street vacation.
Ex Parte Communications: None.

These applications were removed from the Consent Agenda at the request of the Planning staff.

Greg Czaplewski of Planning staff submitted revised conditions of approval for the Pre-Existing Special Permit. He explained that this resolution will rescind Special Permit No. 814. The revised conditions of approval will also rescind Special Permit No. 814A, thus keeping all of the buildings under one special permit. The revisions to the conditions of approval are as follows:

- 2.1.3 Revise the site plan to include the building addition approved by Special Permit No. 814A.
- 4. Special Permits #814 and #814A ~~is~~ are voided and superseded with the approval of this permit.

Proponents

1. **Brian Carstens** appeared on behalf of **Union College**. The applicant had no objections to the revised conditions of approval. This proposal basically expands the boundaries of the property that has been owned by Union College and to do some housing on the east side of the campus. The street vacation is for a parking lot which was found to include a piece of city right-of-way.

There was no testimony in opposition.

PRE-EXISTING SPECIAL PERMIT NO. 28A

ACTION BY PLANNING COMMISSION:

August 3, 2005

Taylor moved to approve the staff recommendation of conditional approval, as revised by staff today, seconded by Carroll and carried 9-0: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand voting 'yes'. This is final action, unless appealed to the City Council within 14 days.

STREET & ALLEY VACATION NO. 05007

ACTION BY PLANNING COMMISSION:

August 3, 2005

Taylor moved a finding of conformance with the Comprehensive Plan, seconded by Carroll and carried 9-0: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand voting 'yes'. This is a recommendation to the City Council.

CHANGE OF ZONE NO. 05052

UNIVERSAL ADDITION PLANNED UNIT DEVELOPMENT,

ON PROPERTY GENERALLY LOCATED

AT S. 14TH STREET AND PIONEERS BOULEVARD.

PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 3, 2005

Members present: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

The Clerk announced that the applicant has submitted a request for continuance until September 14, 2005.

Larson moved to defer, with continued public hearing and action scheduled for September 14, 2005, seconded by Carlson and carried 9-0: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand voting 'yes'.

There was no public testimony.

ANNEXATION NO. 05004
TO ANNEX APPROXIMATELY 154 ACRES;
CHANGE OF ZONE NO. 05022
FROM AG AGRICULTURAL TO R-3 RESIDENTIAL;
and
PRELIMINARY PLAT NO. 05003,
HIGHLAND VIEW,
ON PROPERTY GENERALLY LOCATED
AT N.W. 12TH STREET AND ALVO ROAD.
PUBLIC HEARING BEFORE PLANNING COMMISSION:

August 3, 2005

Members present: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand.

Staff recommendation: Approval of the annexation, subject to an annexation agreement; approval of the change of zone; and conditional approval of the preliminary plat.

Ex Parte Communications: None.

The Clerk announced that the applicant has submitted a request for continuance until August 17, 2005.

Larson moved to defer, with continued public hearing and action scheduled for August 17, 2005, seconded by Krieser and carried 9-0: Carroll, Larson, Taylor, Sunderman, Esseks, Krieser, Pearson, Carlson and Bills-Strand voting 'yes'.

There was no public testimony.

There being no further business, the meeting was adjourned at 1:18 p.m.

Please note: These minutes will not be formally approved until the next regular meeting of the Planning Commission on August 17, 2005.